

June 2022

# Patrimonium Urban Opportunity AG



## General information

Patrimonium Urban Opportunity AG invests in value-add and opportunistic real estate properties located in Switzerland's main urban areas. The investment focus is set on light industrial, retail and office properties. The company acquires existing properties and carries out development and construction projects.

Patrimonium Urban Opportunity AG provides access to a diversified, income-generating real estate portfolio with an attractive upside potential.

This investment opportunity is open for qualified investors (private, professional and institutional) residing in Switzerland with a long-term investment horizon.

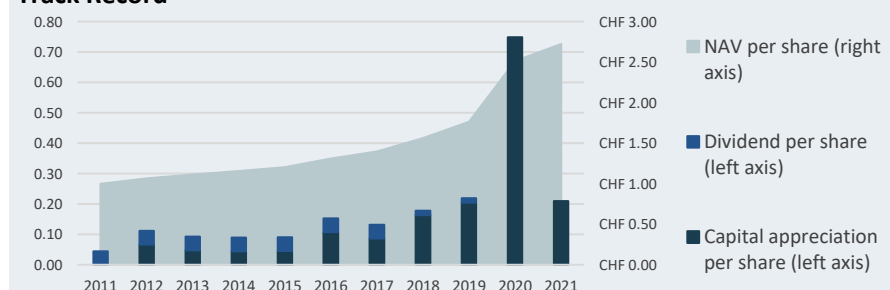
## Key features

- Upside potential through attractive development pipeline
- Downside protection through diversified, income-generating real estate portfolio
- Additional returns through value-add and opportunistic investment strategy
- Stable and proven track record with an average total return of 9.55%

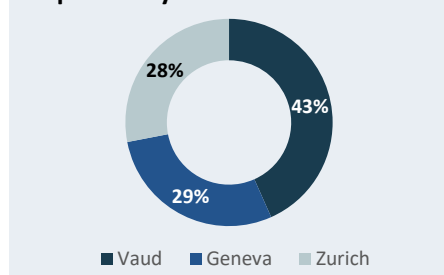
## Outlook

- Early 2022, the construction permit was obtained for a new office building at Chemin de Mochettaz 7, next to the Bussigny train station
- The construction with an estimated investment of CHF 11 M will start in 2022
- Including this project, total investment properties will surpass CHF 230 M

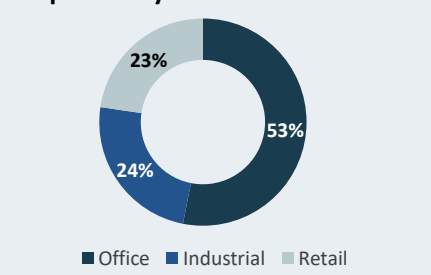
## Track Record \*



## Properties by location



## Properties by use



\* Past performance is not an indicator, nor a guarantee for future performance.

## About Patrimonium Urban Opportunity AG

Patrimonium Urban Opportunity AG (PATURBO, the "Company") and its subsidiary PROTIR AG operate in Switzerland. The purpose of the group is to purchase, sell, lease, and manage real estate in Switzerland. The Company is a limited company incorporated and domiciled in Switzerland. The registered office is located at Bergmoosstrasse 4, 8902 Urdorf.

The commercial name of the company was changed on the 10th of August 2021 (Patrimonium Commercial Opportunity I AG was renamed Patrimonium Urban Opportunity AG). PROTIR AG is a limited company incorporated and domiciled in Switzerland. PROTIR is held 100% by PATURBO. The registered office is located at Voie-Creuse 16, 1202 Geneva.

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Key Data	
Name	Patrimonium Urban Opportunity AG
Incorporation	27.09.2010
Currency	CHF
Financial year	01.01. – 31.12.
NAV publication	<a href="http://www.patrimoniumurbanopportunity.ch">www.patrimoniumurbanopportunity.ch</a>
ISIN number	CH1141117965
Asset class	Swiss Real Estate
Asset management	Patrimonium Asset Management AG
Valuation expert	Wüest Partner AG
Auditor	BDO AG
Shares outstanding	38'101'266
NAV per share	CHF 2.73.-
NAV increase 2021	8.36%
Total return since inception	307.12%
Ø Yearly total return	9.55%
<b>Portfolio</b>	<b>31.12.2021</b>
Total invest. properties	CHF 222'939'026.-
Net asset value	CHF 103'873'325.-
Debt ratio	45.55%
TER GAV	0.93%
Gross yield (fully let)	5.67%
WAULT	7.71 years
Rental income (fully let)	CHF 12'649'910.-
Rental area	78'974 m <sup>2</sup>
Ø Rent per m <sup>2</sup>	CHF 160.-
Vacancy rate	6.27%

## Contact

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